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Commonwealth of Pennsylvania

County of Philadelphia

On this, the 29 day of March, 1982, before me, a Notary Public for the Commonwealth of Pennsylvania,

the undersigned officer,

personally appeared ALVAN SHRAGER
to be the President

who acknowledged himself (herself) of L. Shrager & Sons, Inc.

a corporation, and that he as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself (herself) as President.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

LEULAN R. BISCARDI
Notary Public, Philadelphia
1981

B. 440

DEED.

L. SHRAGER & SONS, INC.
A Pennsylvania Corporation

TO

MARCUS SULLIVAN

PREMISES: #2323-45 N. Bodine St.
a/k/a #2314 N. American Street,
Philadelphia, Pennsylvania
19111, Ward

1981

address of the above-named Grantee

2314 N American St

(In behalf of the Grantee)

Apr 26 12 10 PM '82

AR#00001

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D. C. 1000

RECORDATION DEED

This Indenture Made the 19th

Day of March

in the year of our Lord one thousand nine

hundred and eighty-two (1982)

Between L. SHRAGER & SONS, .

INC., A Pennsylvania Corporation;

(hereinafter called the Grantor), of the one part, and

MARCUS SULLIVAN

of the State of Pennsylvania;

(hereinafter called the Grantee), of the other part,

Witnesseth,

That the said Grantor,

for and in consideration of the sum of
FIVE HUNDRED (\$500) DOLLARS

lawful

money of the United States of America, unto it well and truly paid by the said Grantee S,
at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, have
granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents do
grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee his Heirs
and assigns

ALL THAT CERTAIN lot or piece of ground with the buildings and improve-
ments thereon erected,

SITUATE on the Westerly side of American Street at the distance of
115 feet Southwardly from the South side of York Street in the 19th
Ward of the City of Philadelphia,

11
6
CONTAINING in front or breadth on the said American Street 35 feet
and extending in length or depth of that width between parallel lines
113 feet 4 inches to Bedine Street,

BOUND on the North by other ground now or late of William H. Bodine,
on the South by ground now or late of Robert McPherson, on the West
by said Bodine Street and on the East by the said American Street,

BEING Nos. 2323-4 N. 19th Street, and Nos. 2314 N. American
Street,

BEING the same premises as are described in the Deed of Conveyance
dated and recorded in the County of Philadelphia, in the City of Philadelphia,
11-30-1909 and referred to in the Deed of Conveyance dated and recorded

AR100002

(hereinafter called the Grantor), of the one part, and

MARCUS SULLIVAN

of the State of Pennsylvania:

(hereinafter called the Grantee), of the other part,

Witnesseth,

That the said Grantor,

for and in consideration of the sum of
FIVE HUNDRED (\$500) DOLLARS

lawful

money of the United States of America, unto it well and truly paid by the said Grantee s,
at or before the sealing and delivery, hereof, the receipt whereof is hereby acknowledged, have
granted, bargained and sold, aliened, enfeoffed, released and confirmed, and by these presents do
grant, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee his Heirs
and assigns

ALL THAT CERTAIN lot or piece of ground with the buildings and improve-
ments thereon erected.

SITUATE on the Westerly side of American Street at the distance of
115 feet Southwardly from the South side of York Street in the 19th
Ward of the City of Philadelphia.

17
6
CONTAINING in front or breadth on the said American Street 235 feet
and extending in length or depth of that width between parallel lines
113 feet 4 inches to Bodine Street.

BOUND on the North by other ground now or late of William H. Bodine,
on the South by ground now or late of Robert McClellan, on the West
by said Bodine Street and on the East by the said American Street.

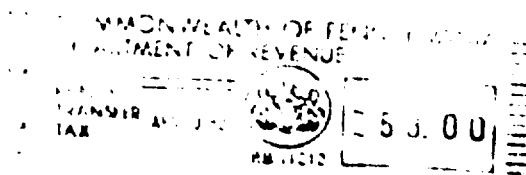
BEING Nos. 2323-45 North Bodine Street, also known as, 2314 N. American
Street.

BEING the same premises which Philadelphia Industrial Development
Corporation, a Pennsylvania Non-Profit Corporation, by Deed dated
11-30-1976 and recorded in the County of Philadelphia in Deed Book

AR1000024

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D.C.C. No. 1267 page 170 ac., granted and conveyed unto L. Shrader & Sons, Inc., a Pennsylvania Corporation, its successors and assigns.



AR100004

Together with all and singular the Hereditaments, Improvements, Ways, Streets, Alleys, Passages, Waters, Water-courses, Rights, Liberties, Privileges, Hereditaments and Appurtenances, whatsoever therunto belonging, or in any wise appertaining, and the Reversions and Remainders, Rents, Issues and Profits thereof; and all the Estate, Right, Title, Interest, Property, Claim and Demand whatsoever of it, the said Grantor, in law as in equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground with the buildings and improvements thereon erected, Hereditaments and Premises hereby granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, his Heirs and Assigns, to and for the only proper use and behoof of the said Grantee, his heirs and Assigns, forever.

And the said Grantor, for itself, its successors and assigns, does by these presents, covenant, grant and agree, to and with the said Grantee, his Heirs and Assigns, that it the said Grantor,

all and singular the Hereditaments and Premises herein above described and granted, or mentioned and intended so to be, with the Appurtenances, unto the said Grantee, his Heirs and Assigns, against it the said Grantor, and against all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will

WARRANT and forever DEFEND.

In Witness Whereof the said L. SHRAGER & SONS, INC. A Pennsylvania Corporation, has hereunto set its hand and official seal, duly attested by its proper officers, at the city of Philadelphia, on the first day of January, 1911.

Sealed and Delivered

IN THE PRESENCE OF US:

L. SHRAGER & SONS, INC.
A Pennsylvania Corporation

BY:

PRESIDENT

ATTORNEY

SECRETARY

AR100005

MARCUS SULLIVAN

(S. 1)

Transferred into possession L. SHRAGER & SONS, INC. (A Penna. Corp.)

Trenton Ave. & Somerset St., Phila., PA 19134 and Marcus Sullivan

(Address of grantor)

(Grantee)

700 W. Wyoming Ave., Phila., PA 19140

(Address of grantee)

Grantee

with regard to which this certificate is given in the presence of
and that the sum of Fifty three Hundred Dollars.
the sum, including taxes and other encumbrances, is

(53000).

The sum of ten thousand dollars (\$10,000) is

Dollars (\$10,000).

The fair value of the property is FIVE HUNDRED Dollars (\$500.00).

If there is any transfer of the file in which the certificate is detailed, it is to be made.

Premises is in a run down dilapidated condition and in need of extensive repairs and is subject to tear down order.

This is a bona fide sale at arms length. The consideration of \$500 represents a true and complete consideration not including liens and encumbrances.

Lien Real Estate Taxes owing \$4800

AR100006